

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 12-2-00
Project Name and Location: West Port Plaza
6525 Nova Drive

TITLE OF AGENDA ITEM: West Port Plaza

REPORT IN BRIEF: The applicant requests approval of a 36,337 square foot retail building on 4.2 acres at the northwest corner of Nova Drive and Davie Road. In addition to the 4.2 acres, the property area includes a 1.4 acre lease parcel occupied by Ruby Tuesday's restaurant and a 29,048 square foot out parcel adjacent to Nova Drive. The Ruby Tuesday's lease parcel is included because the site will be modified to eliminate approximately one third of its open space, and to create a driveway connection to the proposed Publix site.

PREVIOUS ACTIONS: The Planning and Zoning Board recommended conditional approval of the request at its March 14, 2001 meeting. The condition of approval is as follows: the applicant shall install and maintain royal palm trees along the southern boundary of the subject site, from the intersection of Nova Drive and Davie Road to the western boundary of the subject site, that are of the same height and spacing at the time of installation as the royal palm trees planted along Davie Road (motion carried 3-1, Mr. Davis dissenting).

CONCURRENCES: Site Plan Committee: Motion to approve subject to and including staff's recommendations, Engineering comments, and to finalize landscape plans with staff at a later date (Motion carried 4-0, February 27, 2001). The proposed building area will include a 27,887 square foot Publix store and an 8,450 square foot attached retail portion. Both building sections will face Nova Drive. Access to the site will be from Nova Drive on the southwest side of the property and from Davie Road on the northeast side of the property. Both entrances provide an ingress and egress movement. Cross access to the Ruby Tuesday's site is also provided. The proposed development requires one hundred forty six (146) parking stalls with one hundred eighty one (181) provided. The landscape plan shows 12' Live Oaks and 8' flowering Cassia trees along Nova Drive. Mahogany trees are proposed within the parking lot islands as well as along the entrance drives. Adjacent to the building are Foxtail Palms, Crape Myrtle trees, Ligustrum trees and Solitaire Palms. The north perimeter proposed 8' Dahoon Holly trees spaced 50' on center adjacent to the service drive. The site provides 20% openspace. Signage shall not be reviewed at this time.

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 12-2-00 subject to the following conditions prior to the issuance of a building permit.

SP 12-2-00

1. Receiving approval from the engineering department.
2. Removing all signage from the building until time of signage submittal.
3. Providing additional landscaping around both pylon signs to include clusters of palms, accent trees and shrubs.
4. Providing 36" shrubs around all utility equipment and dumpster enclosures and specifying all perimeter shrubs relating to adjacent abutting properties at a min. of 3.5' per code.
5. Replacing sod with drought tolerant ground covers in all parking islands.
6. Providing a section to reflect a sight line from all property lines to all roof mounted equipment at a 5' level to demonstrate all equipment will be screened from view.

Application #: SP 12-2-00
West Port Plaza

Item No.

Revisions:

Exhibit "A":

Original Report Date: March 9, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Agent:

Name: Austin & Hamilton Forman

Name: Mark Sheldon

Address: PO Box 640

Address: 2454 McMullen Booth
Road, Building B, Suite 428

City: Ft. Lauderdale, FL. 33302

City: Clearwater, FL. 33759

Phone: (954) 728-9795

Phone: (727) 712-0087

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 6525 Nova Drive

Land Use Plan Designation: Industrial

Zoning: M-4 (County, Forman Agreement)

Existing Use: Vacant land

Surrounding Land Use:

North: Vacant

South: Nova Drive and McFatter Vocational School

East: Ruby Tuesday's Restaurant/ future funeral home

West: Vacant

Surrounding Zoning:

North: M-4 (County, Forman Agreement)

South: CF (Community Facility)

East: M-4 (County, Forman Agreement)

West: M-4 (County, Forman Agreement)

ZONING HISTORY

Previous Requests on Same Property: Town Council approved the Regional Activity Center Land Use Plan Classification for the area including the subject property on September 17, 1997. The subject property was annexed into the Town in 1985. A stipulated settlement agreement approved in 1985, established the “Forman Code” applicable to the annexed lands.

Previous Requests on Same Property: None

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant’s SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of a 36,337 square foot retail building on 4.2 acres at the northwest corner of Nova Drive and Davie Road. In addition to the 4.2 acres, the property area includes a 1.4 acre lease parcel occupied by Ruby Tuesday’s restaurant and a 29,048 square foot out parcel adjacent to Nova Drive. The Ruby Tuesday’s lease parcel is included because the site will be modified to eliminate approximately one third of it open space, and to create a driveway connection to the proposed Publix site.
2. *Building:* The proposed building area will include a 27,887 square foot Publix store and an 8,450 square foot attached retail portion. Both building sections will face Nova Drive. The building elevations reflects smooth stucco walls painted light gray with a split face block material on the lower portion of the wall painted Sheridan Pink, a metal seam roofing material, prefinished metal louvers, and decorative trim painted white. The building height is approximately 28’-6” to the top of the roof.
3. *Access and Parking:* Access to the site will be from Nova Drive on the southwest side of the property and from Davie Road on the northeast side of the property. Both entrances provide an ingress and egress movement. Cross access to the Ruby Tuesday’s site is also provided. The proposed development requires one hundred forty six (146) parking stalls with one hundred eighty one (181) provided.
4. *Landscaping:* The landscape plan shows 12’ Live Oaks and 8’ flowering Cassia trees along Nova Drive. Mahogany trees are proposed within the parking lot islands as well as along the entrance drives. Adjacent to the building are Foxtail Palms, Crape

Myrtle trees, Ligustrum trees and Solitaire Palms. The north perimeter proposed 8' Dahoon Holly trees spaced 50' on center adjacent to the service drive. The site provides 20% openspace.

5. *Signage*: Signage shall not be reviewed at this time.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Broward County Land Development Code as specified within the Forman Agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within Planning Area No. 4 bordered by S.R. 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, S.W. 14 Street and the Village of Harmony Lakes development. A portion of the University Drive and S.R. 84 commercial corridors are included in this area, as are several planned residential communities typically developed at five dwellings per acre, but in some cases up to ten, including Arrowhead Golf Course and Country Club, Village of Harmony Lakes, West ridge, the Ridgeview Lakes developments, Scarborough, Village at Pine Lakes, and the Pine Island Ridge, Park City and Rexmere Village developments, located within an unincorporated area between Nob Hill Road and Pine Island Road.

Broward County Land Use Plan: The subject site is governed by the plat titled "West Port Business Park". The subject site is within Parcels B and B5 restricted to 236,988 square feet of industrial use and 7 acres of commercial use.

Staff Analysis and Findings of Fact

The proposed site plan meets the requirements of the Forman Code and all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 12-2-00 subject to Town Council's approval of the applicants variance (V-1-2-01); to reduce the overall openspace from 30% as required by code to 20%. In addition, staff recommends the following conditions be satisfied prior to the issuance of a development permit:

1. Receiving approval from the engineering department.

SP 12-2-00

2. Removing all signage from the building until time of signage submittal.
3. Providing additional landscaping around both pylon signs to include clusters of palms, accent trees and shrubs.
4. Providing 36" shrubs around all utility equipment and dumpster enclosures and specifying all perimeter shrubs relating to adjacent abutting properties at a min. of 3.5' per code.
5. Replacing sod with drought tolerant ground covers in all parking islands.
6. Providing a section to reflect a sight line from all property lines to all roof mounted equipment at a 5' level to demonstrate all equipment will be screened from view.

Site Plan Committee

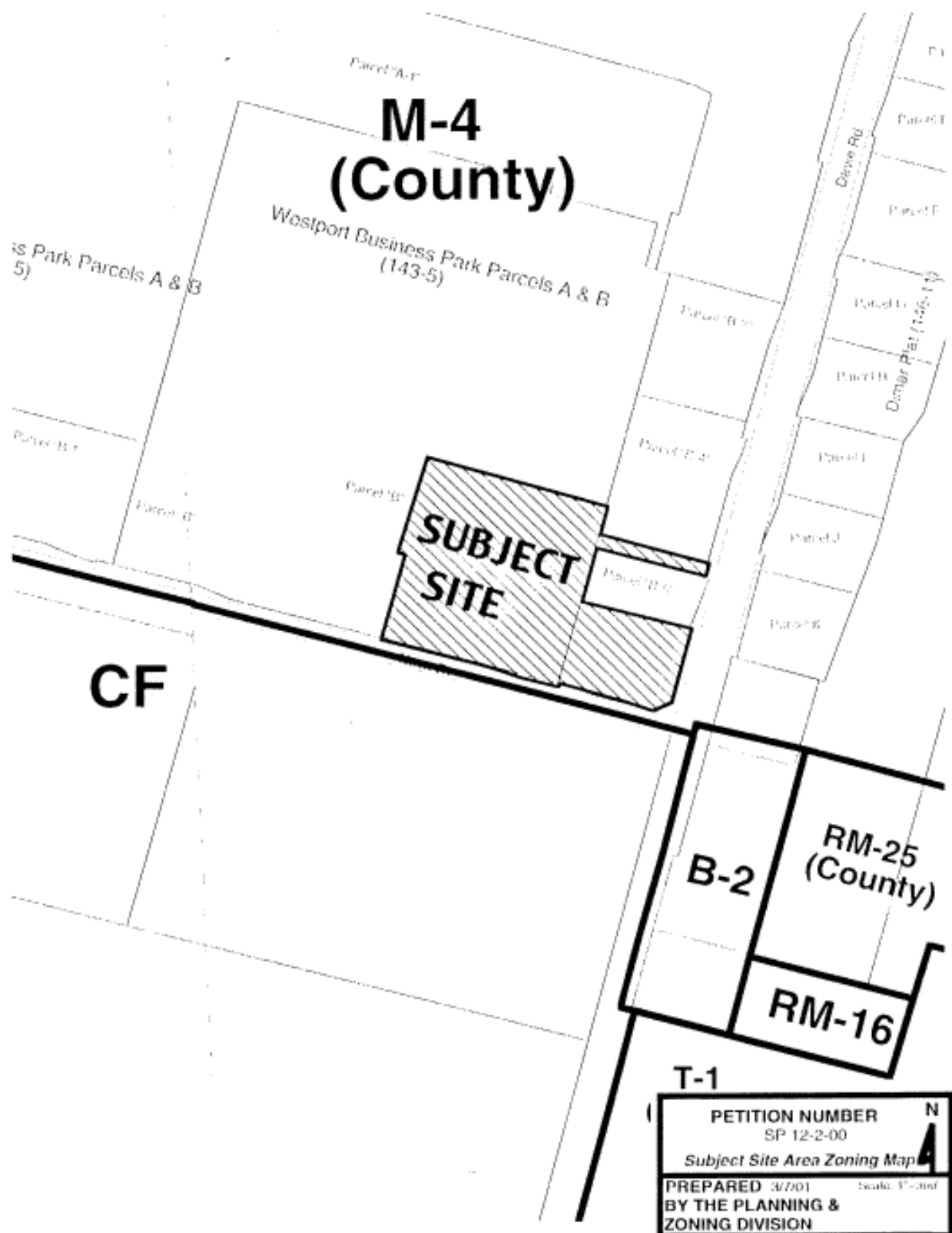
Site Plan Committee Recommendation: motion to recommend approval based on staff's recommendations; to include the "five head" [five stems] Phoenix Reclinata at the entrance; (amended addition follows) and that the petitioner "spec" a "bio-barrier" for all the island canopy trees. (motion carried 5-0, March 14, 2001).

Exhibits

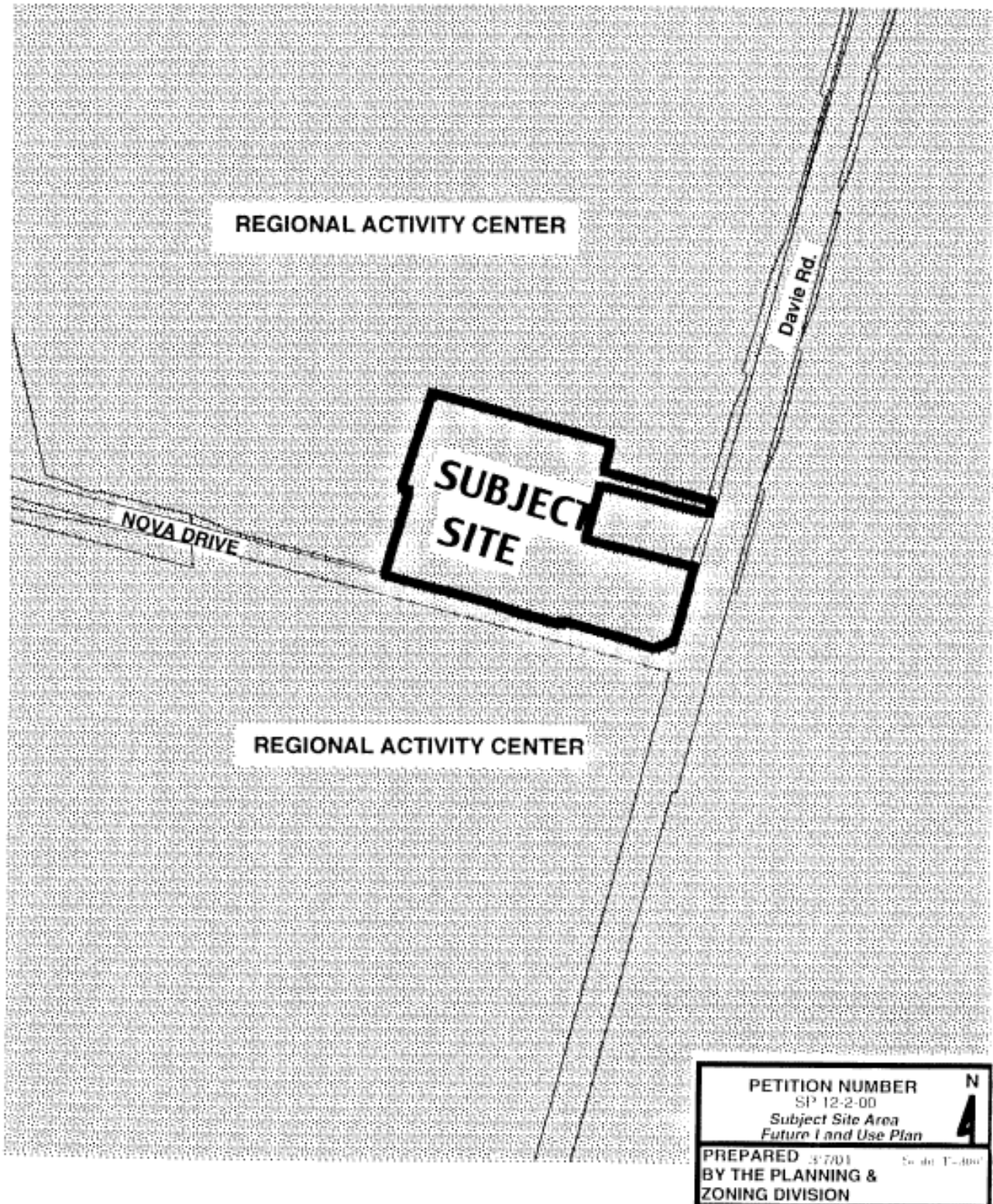
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



SP 12-2-00



SP 12-2-00



SP 12-2-00